

# \$519,900 - 63 Lambeau Lane Se, Airdrie

MLS® #A2252055

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

END UNIT, SIDE ENTRY TO BASEMENT. HOME IS UNDER CONSTRUCTION, APPROX 30 days TO COMPLETION. , DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "St. Andrews" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with 9ft ceiling, electric fireplace, and gleaming hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink. Opposite side of the island, provides a convenient pantry, and desk with upper cabinet for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary



bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2252055      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 63 Lambeau Lane Se |
| Subdivision | Lanark             |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4A 3P3            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ce<br>Smoking Home, Quartz Cour      |
| Appliances        | Dishwasher, Electric Range,<br>Hood Fan, Refrigerator, Elect |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Electric, Great Room                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane, Rectangular Lot         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 7                 |
| Zoning         | r3                |
| HOA Fees       | 152               |
| HOA Fees Freq. | ANN               |

Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

QUICK POSSESSION

ST.ANDREWS

63 Lambeau Lane SE • Lanark, Airdrie

1302 sq ft 3 bedrooms 2.5 bathrooms 20'



FEATURES

✓ Triplex

✓ No Condo Fees

✓ Basement Side Entry

✓ Detached Double Car Garage

✓ Front Concrete Pad

✓ Full Landscaping to Front/Back

✓ 9' Main Floor Ceiling

✓ Rear Treated Wood Deck

✓ Quartz Countertops

✓ Eng. Hardwood Main Floors

✓ Electric Fireplace

✓ Walk-in Closet

NOTES

\*Price includes lot/gst. Price, features & plan are subject to change at any time.